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COX BUILDING
PUBLIC HEARING

BOSTON LANDMARKS COMMISSION

HELD AT: BRA BOARD ROOM
BOSTON CITY HALL / 9th FLOOR

DATE: JUNE 26, 1979

BOSTON REDEVELOPMENT AUTHORITY
JUN 27 1979

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COX BUILDING
1-3 DUDLEY STREET
ROXBURY, MASSACHUSETTS

IN ATTENDANCE WERE THE FOLLOWING:

Chairperson: Pauline Harrell

Commissioners: Libby Blank
Henry Wood

Members: Virginia Aldrich
Romas Brickus
Margaret Smith

Ex. Director: Marcia L. Myers

Elected Officials: (none were present)

The meeting was called to order by Chairperson Pauline Harrell at 4:45 p.m. Ms. Harrell opened the hearing on the Cox Building, and asked Marcia Myers to read the NOTICE OF PUBLIC HEARING, dated May 9, 1979, into the record:

NOTICE OF PUBLIC HEARING:

THE BOSTON LANDMARKS COMMISSION will hold a public hearing on June 26, 1979, concerning the designation of THE COX BUILDING, 1, 2 & 3 DUDLEY STREET, ROXBURY, MASSACHUSETTS, as a Landmark according to the provisions of Chapter 772 of the Acts of 1975. The hearing will be held in the BRA Board Room, Boston City Hall, 9th Floor,

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<http://www.archive.org/details/coxbuildingpubli00bost>

at 4:30 p.m. A report on the proposed designation will be available on June 5, 1979 at the offices of the Commission, Room 944, City Hall.

Marcia L. Myers
Executive Director

May 9, 1979

CHAIR: The purpose of this hearing is to present the findings of the study report, to hear information from interested persons in the case, and to acquire information which will help the Commission to make a decision. Marcia, would you read the definitions and criteria for Landmarks.

MYERS: First, I will read the definition of Landmark as found in Chapter 772 of the Acts of 1975:

"Landmark, any physical feature or improvement designated by the Commission in accordance with Section Four of the Statute as a physical feature or improvement which in whole or in part has historical, social, cultural, architectural or aesthetic significance to the city and the Commonwealth, the New England Region or the nation."

And Section Four further goes on to describe the criteria under which the Commission may designate a Landmark.

I will now read from selected portions of the Study Report on the Cox Building:

"The Cox Building, built in 1870, typifies the post-Civil War transformation of Roxbury from a rural area of farms and country estates to a more heavily populated but fashionable suburb of Boston. George D. Cox was a busy builder-developer of the time and he may even have planned the building himself, since no record of an architect for it has been found.

"The Cox Building was erected to provide several types of housing and commercial accommodations, and presumably was put up for speculative and/or rental purposes. Other nearby new buildings of the period, such as the Hotel Eliot and the Norfolk House were built to serve the general public rather than individual owners.

"The Cox Building is typical of the speculative-commercial construction which so rapidly filled the vacant areas in and around Boston in the decades following the Civil War. In design it reflects the influence of the Fench Second Empire style. The plan of the circular section is a quite unusual series of irregularly shaped rooms.

"Most importantly, the Cox Building is quite extraordinary as an element of streetscape and as a perimeter structure defining one of the city's most significant and historic spaces, John Eliot Square.

"Its design is a bold and satisfying solution to the problem of terminating a triangular city block."

"Relationship to the Criteria for Landmark Designation

The Cox Building meets the criteria for Landmark designation established by Section 4 of Chapter 772 of the Acts of 1975 by (a) being included in the National Register of Historic Places as provided in the National Historic Preservation Act of 1966; and (b) by being a structure representative of architectural design and craftsmanship which embodies distinctive characteristics of a type inherently valuable for study of a period, style, method of construction and development. It represents an important and special example of the cultural history of the City of Boston, and as an essential part of the John Eliot Square District it has state, regional and national significance which qualifies it for 'Landmark' status."

The proposed design guidelines for use in the design review of the Cox Building are included in the study report.

The Chairperson then explained the order of the day; limit of 5 minutes for each speaker; written statements will be accepted until three working days after the hearing; in the case of organizations, a single spokesperson will be recognized.

There was no one present represented by counsel. There were no elected officials present.

Comments from reviewing agencies in favor of designation:

Marcia Myers read the following letter received from Patricia Weslowski, Executive Director of the Massachusetts Historical Commission into the record.

June 22, 1979

Ms. Marcia Myers, Executive Director
Boston Landmarks Commission
City Hall
Boston, Massachusetts 02201

Dear Ms. Myers:

At its June 13, 1979 meeting the Massachusetts Historical Commission reviewed the proposed designation of the Cox Building, 1-3 Dudley Street, Roxbury, as a Boston Landmark.

The Cox Building, listed in the National Register of Historic Places as part of the John Eliot Square Historic District, was built in 1870 as a mixed use residential/commercial structure. The building, an imposing Second Empire structure, typifies the speculative development which occurred in Roxbury after the Civil War, transforming the farming community into a fashionable suburb.

Based on information in the study report and on our commitments to the building the Massachusetts Historical Commission voted unanimously to recommend that the Cox Building be designated a Boston Landmark.

The Massachusetts Historical Commission is most concerned that steps be taken by the City to preserve the Cox Building and has allocated \$50,000 of its FY79 historic preservation funds to assist these efforts.

Sincerely,
Patricia L. Weslowski
State Historic Preservation Officer
Executive Director
Massachusetts Historical Commission

Ms. Myers stated that although she has not received a letter in favor of designation from the Boston Redevelopment Authority, she expects one to be forthcoming in the next few days.

Owners, Managing Agents, Tenants, Users, Abutters of Nearby Areas wishing to testify in support of designation:

Mr. Thomas DeRosa, Deputy Commissioner Real Property Department, representing Commissioner Joanne Prevost of the Real Property Department, City of Boston, owner of the property, expressed their primary concern -- that the building has been designated by the Building Department of the City of Boston as unfit to remain. The entire area, except for one portion of approximately 1,396 square feet, is the property of the Real Property Department. Mr. DeRosa asked if the Commission were interested in the entire area, and was told it was just the delineated area of the

Cox Building. He asked if the rehab proposed is federally funded, and was advised that it is. He asked if there were any funds available to buy this property from the City of Boston Real Property Department through the acquisition of this site.

Ms. Myers replied that there are funds for repairing the hazardous condition, that is the rear wall, and not for acquisition. Basically, the proposal has been that the property be transferred to the Boston Redevelopment Authority without acquisition cost to the BRA for the BRA to be able to carry out the work on the building.

Mr. DeRosa asked if the BRA were going to pay the Real Property Department any amounts of money. Ms. Myers replied that, in view of the fact that the property has a negative value at the present time, probably not. Because it would cost money to demolish the buildings, there probably would not be any payment for the land. However, this should properly be discussed with Dennis Hurney of the BRA, who has been involved in this.

Mr. DeRosa added that the City of Boston Real Property Department is completely in accord with the Boston Landmarks Commission's efforts on behalf of preserving the Cox Building.

Persons Directly Concerned with the Cox Building:

Mr. Lloyd King, Executive Director of Roxbury Action Program, abutters and neighbors of the Cox Building, spoke in favor of designation. RAP is the designated planning body for the Highland Park area since 1975, and is in the process of rehabbing many of the buildings mentioned in the study report in its attempts to revitalize John Elliot Square as the commercial district for the Highland Park community. Mr. King stated that RAP always understood they would be developers of the Cox Building. RAP supports designation of the Cox Building and will be back to the Landmarks Commission in the future to petition for designation of the Hotel Eliot and the Marcus Garvey House.

Ms. Joyce Stanley, resident of the Highland Park neighborhood and member of the Highland Park Study Committee of the Boston Landmarks Commission, spoke in favor of designation of the Cox Building and submitted several pages of names of residents, including those directly abutting the building, who signed a petition to save the Cox Building. Ms. Stanley added that there are more petition sheets coming in the next few days. In addition to a fence erected by the BRA, the neighbors have also, at their own expense, fenced in the area to protect the buildings. Ms. Stanley stated that if the Cox Building were torn down, it would have an adverse effect on the community. New buildings are going up in John Eliot Square. There are promises of other buildings being rehabbed. With more residents in the area saving some of the other buildings, it will be an incentive for businesses to move back there. Interest in office space at lower than downtown rates has been

expressed for this area. There is a promise of good tenants for the Cox Building; Ms. Stanley says they will need help with the whole structure in repairing and rehabbing it, but it will be marketable when it is completed. She will work with the BRA and the Commission and any and all persons interested in the Cox Building to make sure that it is preserved, rehabbed and used.

The Chairperson asked if there were anyone else in any category who wished to testify in support of the designation.

There were none.

There was no one present who wished to testify against the designation.

Hearing was closed at 5:00 p.m.

The Chairperson thanked everyone for coming.

Respectfully submitted,

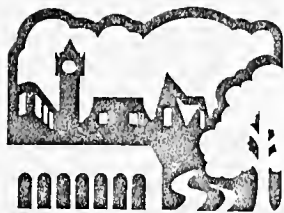


Teresa M. Gannon

HEARING ON:
DATE: _____

PLEASE SIGN BELOW IF YOU WISH TO SPEAK

[illegible]



**MASSACHUSETTS
HISTORICAL
COMMISSION**

**COMMONWEALTH OF MASSACHUSETTS
Office of the Secretary of State**

294 Washington Street
Boston, Massachusetts
02108
617-727-8470

MICHAEL JOSEPH CONNOLLY
Secretary of State

June 22, 1979

RECEIVED

JUN 26 1979

Ms. Marcia Myers, Executive Director
Boston Landmarks Commission
City Hall
Boston, Massachusetts 02201

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Sincerely,

Patricia L. Weslowski
State Historic Preservation Officer
Executive Director
Massachusetts Historical Commission

PLW/CB/ts

DEAR MAYOR WHITE:

Residents of Highland Park would like you to, not only, prevent Leo Martin of the City Building Department from demolishing any more buildings in Eliot Square, but also to obtain money to plan and rehabilitate all the buildings for residential, institutional and commercial uses. We would also like any plans for the square to be made in conjunction with the Highland Park Community.

NAME

ADDRESS

~~Matalie E Nathan~~ 23 Wellington Boston
~~Joe Jones~~ 103 Alabama St Roxbury MA 02126
George H. Raynor 56 Linwood St Roxbury, Mass 02119
Jon Ellertson 80 Thornton St. Roxbury MA 02119
Charles L Williamson 25 Hawthorne St Roxbury, Mass 02119
Welp Ellertson 80 Thornton St. Roxbury, MA 02119
Kenneth C. MacDonnell 24 THAWING ST, ROXBURY, MA 02119
Jean MacDonnell 24 Thwin St Roxbury MA 02119
Ann C. Stanley 21 Highland Park ~~Avenue~~ Roxbury 02119
David W. McButt 11 Highland Park Ave Roxbury ^{MA} 02119
Omar R. Colon 11 Highland Park Ave Roxbury 02119.
G. Slaughter 9 Highland Park Ave Roxbury
Gloria R. Fox 43 Howland St Rox. 02121
Salim Abdullah 91 Highland St Roxbury 02121
Chuck Turner 63 Beechgrove St. Rox 02119
Lloyd H. Kim 53 Maxwell St
Dana Jones 21 Norfolk St Rox. 02119
Christy Taylor 40 Highland Ave - Rox - 02119
Judith C. Walker 42 Juniper St. Roxbury 02119
Dominic Gray 7 Kenilworth Roxbury 02119
Kathleen ~~Leah~~ 21 Kenilworth St. Rox, Mass
Cassandra ~~Leah~~ 12 Kenilworth St. Roxbury MA 02119
Isatibak Amatul-Haq 21 Dudley St Roxbury MA 02119
Yusuf Rousseff 12 Dudley St. Rox. 02119
FRANCES Rousseff 13 Dudley St. Roxbury, Ma. 02119

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NAME

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NAME	ADDRESS
Donald Jones	12 Morley St. Rox.
Amelia Jones-Henderson	12 Morley St. Rox
Patricia K. Beck	4 1/2 Centre St. Rox
Brenda Love	40 Highland Ave. Rox.
Ala Sanders	4 Centre St. Rox
Laraine Merrill	950 Parker St. J.P.
Harrison Smith	21 Highland Ave. Rox.
Arnold Hurley	791 Tremont St. Boston, Ma.
Robert (Redd)	43 Crawford St. Roxbury Mass. 02124
John W. Redd	43 Crawford Street 02121
John W. Redd Jr.	43 Crawford St. Roxbury Mass 02121
Jane Skelton	582 Mass Ave #2 Boston, Mass 02118
MARILYN G. HILL	69 HOMESTEAD ST. ROXBURY MASS 02124
Gloria Wynn	523 Walk-Hill St. Mattapan 02126
E. Sharon Dickey	16 Morley St. Rox Mass
Clarence E. Dickey	16 Morley St. Rox. Mass
Joseph. Givias	22 Morley St. Rox. Mass.
George Peter	326 SHAWMUT AV. BOSTON, MA.
Paul Charles Smith	791 Tremont
Gilbert More	38 Allston St. 02124
Jacqueline P. White	15 Centerville Pk. Dorch. 02121
Joyce Stanley	159 Cedar St. Roxbury
Rudelle L. Stanley	157 Cedar St. Roxbury
John C. Stanley	Highland Park Ave.
Gwendolyn Stanley	75 St. Alphonsus St.

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NAME

ADDRESS

Thomas E. Payne	0 John Eliot Square Roxbury
Miss Unknown	4 Rockledge St. Roxbury
Josephine M. Jones	15 Beacon St. Roxbury, Mass.
Movell Crockett	5 Abrah. K. Rockledge Park, Boston
Bertie Duarte	155 Cedar St. Roxbury, Mass. 02119
Samuel A. Ahmed	34 Highland St. Rox., 02119
Harold Locke	25 Abrah. K. Rockledge Park
Charles J. Wheeler	11 Highland Park, Rox.
John Taylor	22 Highland Ave. Roxbury
Benjamin Wilfark	4 Rockledge St. Roxbury
Michael Bogard	46 Centre St. Roxbury, Mass.
Joseph M. Long	30 Norfolk St. Roxbury, Mass.
Miss Lillian West	30 Norfolk St. Roxbury, Mass.
Mrs. Theresa Simmons	21 Lincoln St. Rox.
Miss Bertha Ramsey	19 Highland Ave. Rox.
Carl E. Journey	47 Juniper St. Rox. 02119
Earl D. Moore	20 Worley St. Rox. 02119
Ida F. Freeman	27 Dora St. Rox. Mass. 02119
Lee Harriett	20 Highland Ave. Roxbury 02119
David Williams	20 Highland Ave. Roxbury Mass. 02119
Kenneth Williams	20 Highland Ave. Roxbury 02119
Robert Cuyler	24 Highland Ave. Roxbury 02119
Willie Hunt	109 Elm Hill Ave. Roxbury
Philip Robertson	2-5 Northampton Brighton
Esther Pendleton	24 Highland Roxbury

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NAME

ADDRESS

Louise McLean	17 Lambert Street
Frederick McLean	17 Lambert St Roxbury
John A. McLean	102 Cedar St Roxbury
Henry W. Wesley	98 Cedar St. Rox.
Phyllis M. Wesley	98 Cedar St. Rox.

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NAME

ADDRESS

DAVID BELL 36 Lambert St 02119

Kimmy Durham 1575 Tremont St. Brookline, Mass.

Cleveland Sealey Jr. 4 Alvan Kittredge Pl.

Roger Montier 157 Cedar Street Rox. Mass

Richard H. Taylor 21 Kentworth St

Frederick C. Johnson 67 Lambert Ave. Rox 02119

Bernadine Gatters 132A Highland St. Roxbury

Candelaria Silva 132 Highland St. Roxbury 02119

Thomas McQueen 132 Highland St. Roxbury 02119

Richard T. Smith 60 Acadia St. Roxbury, Ma.

Yvette L. Gunn 124A Highland St Roxbury Ma

Betty Canton 31 Highland Park Ave. Roxbury, Ma

John M. Madole 23 Highland Park Ave.

John J. Smith 57 Fort Ave. Roxbury Ma.

Denise M. C. Jones 57 Fort Ave. Roxbury, Mass. 02119

John W. Foster Highland Park Ave. Rox 02119

Joseph B. Stanley 21 Highland Park Ave 02119

Lucille L. Stanley 157 Cedar St. 02119

George T. Munger 73 Belmont St 02126

John C. Stanley 21 Highland Park Ave 02119



10. 10. 10.

